

This is Surf Pines.

A quarterly newsletter celebrating 70 years of life and living in the community of Surf Pines.



Join our Facebook community online: www.facebook/groups/surfpines



Photo by Dick Wiegand

OKTOBERFEST 2019

Friday, October 11th - 5:30 PM

Come "BE OUR GUEST" at our Oktoberfest. Cocktails begin at 5:30 and dinner will start around 6 'ish'. The party is being held at Camp Kiwanilong in Warrenton across from the soccer fields on Ridge Rd. Check your October bill for insert with a map. Come and sample our brats, sauerkraut, sausage and various other dishes.

We will supply water and sodas. If you prefer an ADULT BEVERAGE to go with your brats, then by all means BRING YOUR CHOICE OF SPIRIT to share. Be sure to mention this party to your neighbors and make it a fun group event. We're looking forward to seeing you there!

If you need a ride, please call Nancy Kruger 503-861-3815 to make arrangements.

GATE CODES:

OCT: 3412

NOV: 3985

DEC: 3392

Nosh Nog

by: Kate Bess

½ gallon Egg Nog

1 ½ cups Captain Morgan Silver Spiced Rum

1 bottle (750ml) Jack Daniels Cinnamon Whiskey

½ teaspoon ground nutmeg
cinnamon sugar

Mix above ingredients together, pour over ice in highball glass and sprinkle with cinnamon sugar. Enjoy!

Numbers to know:

Surf Pines Board

President:	John Yerke	253-394-1817	jyerke@comcast.net
Vice President:	Gheri Fouts	503-738-6434	ghfouts@msn.com
Treasurer:	Peter Durant	504-390-6418	daggr1@aol.com
Secretary:	Tom Smith	509-993-3889	toms@munchkinmanors.com
Director at Large:	Austin Kauffman	503-741-8266	akauffman@ne4u.com
Administrator:	Debbie Eddie	503-717-2535	debeddy0425@msn.com

Surf Pines Committee Heads and Security Director

Director of Security:	Ken Weist	503-298-7911	skweist@gmail.com
Roads and Grounds Chair:	Scott Roose	503-741-1585	dsroose@gmail.com
Communications Chair:	Chad Sweet	503-440-3532	snkdad@gmail.com
Community Relations Chair:	Cecilia Mushinski	503-739-7454	ceciliamush@verizon.net
The Breeze Editor:	Holly Roose	503-741-1020	hollyroose@msn.com

Do you have any questions, comments, or suggestions for The Breeze? Feel free to contact me through our Facebook page, my phone number or my email address.

Ken's Security Corner

We had a safe and wonderful summer, and I want to thank everyone! As we move into fall and winter we need to remember the speed limits. There are still too many speeding through Surf Pines ~ Please keep it safe on the roads. Also, as we get closer to winter with the heavy winds and rains remember to store away any items that can cause damage.

A Few Reminders:

- Emergencies - Please call 911
- Burning - Burn ban has been lifted. You are allowed to burn; please be sure you have the required Gearhart Fire Department burn permit and no burning after 5:00
- Pets - Please pick up after your dogs and take your poop bags with you to throw away not tossed on the side of the road or nearby bushes
- Stray/Lost animals ~ Please call animal control at (503) 861-0737 or (503) 325-2061 Emergency
- Surf Pines Security or Maintenance ~ Please call Ken (503) 298-7911 cell; (503) 738-0637 office

Let's all have a safe Fall and Winter!

The President's Message:

Fellow Surf Pines Homeowners,

I'm honored to be selected by my fellow board members to serve as your president for the next year.

I've been on the Board for two years, have made many friendships, and look forward to making even more this year. Those friendships are the key benefit of being on the Board. Our family has had a presence in Surf Pines for four generations. Surf Pines is a special place, and the primary goal of the Board is to ensure the values of our neighborhood are maintained.

Following in Susan Holloway's footsteps will be difficult. Rarely have I seen anyone as dedicated and unselfish with her time, and Surf Pines is better because of her leadership. Thank you for your leadership, Susan!

At the Board meeting on September 20th, the Board took the following actions:

- The short-term rental policy that was previously tabled was permanently cast aside. Susan Holloway has agreed to form a non-partisan committee to provide the Board with a short-term rental policy for consideration.
- Tom Smith will provide a suggestion on how Board meetings can be accessed via a conference call. It needs to be similar to what public corporations use when presenting quarterly financial reports. The desire is to provide more transparency. Hopefully, this can be in place for the November Board meeting.
- About three months ago, the Board directed our land use attorney to prepare declarations (CCR's) similar to our existing documents (Articles and Bylaws). This has been completed. By the end of September, I expect to form a committee to review the documents before the Board decides the best means for homeowner consideration.
- In this packet of quarterly information is a ballot proposing a change to our Articles of Incorporation that the Board asks you to strongly consider. Article XIV (2) stipulates that owners of multiple lots only have one vote. The Board proposes changing this to one vote per lot. The original language was relevant when developers held large blocks of lots and homeowners were concerned about their influence on the community. This no longer applies.
- Committee chairs were approved for Roads and Grounds (Scott Roose), Communications (Chad Sweet) and Community relations (Cecilia Mushinski). Please give them your support.

It's great that we have so many early morning and evening walkers and cyclists. Please consider wearing some form of reflective clothing that is easily observable to motorists. This should also be a suggestion that owners provide to their renters. We have a lot of construction activity in Surf Pines. Those workers usually arrive early and leave late and aren't always cognizant of pedestrians and cyclists.

I hope to see many of you at the Surf Pines Oktoberfest celebration on Friday, October 11th.

Best Regards,
John Yerke

The Radditz Real Estate Report

FOR SALE NOW IN SURF PINES

89360 Ocean Dr: \$475,000 (Pending)
 89764 Sea Breeze Dr: \$569,500 (Pending)
 90124 Manion Dr: \$604,900
 90128 Manion Dr: \$645,900
 89883 Ocean Dr: \$699,000 (Pending)
 89916 Manion Dr: \$769,000
 90016 Manion Dr: \$839,000 (Pending)
 89352 Manion Dr: \$989,700
 89464 Manion Dr: \$995,000
 89187 Manion Dr: \$1,100,000

RECENTLY SOLD IN SURF PINES

89594 Manion Dr: \$294,900
 89713 Sea Breeze Dr: \$370,000
 89817 Sea Breeze Dr: \$377,000
 33264 Neacoxie Ln: \$465,000
 89597 Ocean Dr: \$537,500
 89735 Surf Pines Landing Dr: \$549,000
 33077 Malarkey Ln: \$814,600

- There are 10 homes currently on the market in Surf Pines, 4 of which are currently sale pending. 11 parcels of vacant land are also available for sale, ranging in price from \$135,000 to \$295,000.
- Since July 2019, 7 homes have successfully sold within the Surf Pines community. These properties sold for an average of 92% of their original list price, and average market time was 272 days on the market.
- County-wide, we have been seeing a slow, but steady, increase in properties for sale since January 2019, however there is a housing shortage for buyers who are seeking to purchase homes under \$350,000. According to Clatsop MLS, homes in Clatsop County are selling for approximately 95% of their original list price and average market time is 114 days on the market. Trends indicate that we are moving slowly towards a more balanced real estate market as we move into fall, however we are still experiencing conditions that favor sellers.

Courtesy of Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC

Content provided by Clatsop MLS as of 9/21/19.text

He will be missed...



Warrenton - April 11, 1929 — Aug. 29, 2019

Ralph Kresge Todd was born April 11, 1929, in Ithaca, New York, to parents Roger and Frances (Kresge) Todd. Ralph attended Newfield High School, in Newfield, New York, and graduated in 1947. In 1948, he enlisted in the U.S. Army for six years, and served his country as a sergeant first class tank commander in Straubing, Germany.

He returned to the U.S. to attend Hartwick College in Oneonta, New York, and graduated with a bachelor of science degree. He worked in the manufacturing industries throughout the U.S. and Canada. Ralph was employed by Tektronix until his retirement in 1991. Ralph served as an AME volunteer for over 30 years, and served on numerous committees, boards and conferences, helped launch the AME Western Region.

What's going on?

ROADS AND GROUNDS COMMITTEE

My name is Scott Roose and I was elected by the Roads & Grounds Committee to take over the chairman position after Don Kruger resigned. Surf Pines residents owe Don a debt of gratitude for the decades of service that Don has volunteered to serve the community. I hope to continue the good work he has done. At this time, the Roads & Grounds Committee has a full membership with seven volunteer members. You are welcome to attend our meetings on the at 9:00 AM on the 2nd Thursday of each month in the meeting house. If we have members leave the committee, we will post a message in the Breeze newsletter that we have open committee seats.

What We Do

The responsibility of the Roads & Grounds Committee is to advise the Board of Directors concerning the maintenance and improvement of Surf Pines Association roads and properties. Current projects include replacement of the gates with modern, low maintenance gates, scotch broom removal, tree trimming and removal, and pavement management plan development.

Pavement Management Plan

Now that the right-of-way survey is complete, it is apparent that some landscaping is located on Association property. Depending on the result of the planning process some of these things may need to be mitigated. The basic objectives of the planning include the following:

- § Provide for the safety of vehicles and other users of the roads
- § Traffic flow and speed control
- § Economical long term pavement maintenance

S.P.A. PAVEMENT MGMT PLAN Approved 2019-01

Tree Trimming/Removal

Roads & Grounds removes trees whenever possible or coordinates with a landscaping company when needed. Please advise of any issues with trees or brush encroaching on roadways.

Gate Maintenance & Operation Association

gates continue to be operational 99% of the time. The committee is moving forward with the approved plans to replace the gates with a modern, low maintenance system. We are currently refining the project estimate and hope to start the project before the end of 2019. If you need additional transmitters, they may be purchased at the Security Office.

Scotch Broom Removal

Scotch Broom is an invasive species and efforts continue to remove it from Association properties. Ken Weist has made great progress with the removal from the park and roadsides.

What's going on?

COMMUNICATIONS COMMITTEE

A new committee called the communications committee is currently coming together. Tom Smith, the chairman of the committee, will no longer be able to chair. Chad Sweet will be taking over for Tom. The committee currently is working on the new website for the community.

THE BREEZE

As of this issue, Holly Roose is the new editor of The Breeze. If you would like to see anything or have any questions concerning The Breeze, please contact Holly at: 503-741-1020 or hollyroose@msn.com

COMMUNITY RELATIONS COMMITTEE

The Community Relations Committee met Sept 12 to critique our Garage Sale and Picnic this past June and July. There were around 39 participants in our yearly garage sale. It was another successful year. Many people sold out and closed early and many were still at it after closing. The picnic was held a week after the garage sale so everyone could rest up. It was another great day and we had around 65 folks and a good group of kids enjoying the food, drinks, ice cream, sun and conversation. The CRC would like to thank all those involved in setting up for the picnic. Thanks to Scot Roose for being our Chef, job well done. Thanks go out to our security team Ken and Shawna for getting our tables, chairs and bins to the park. Thanks again everyone for making it such a success.

Our next community event is the Oktoberfest on Friday night Oct. 11th starting with our social gathering at 5:30 with dinner being served around 6 ish. Surf Pines is supplying the food but if you have a dish you'd like to share we won't turn you down. Adult Beverages are a Bring Your Own to share.

Later this year we will start planning for 2020. If anyone has an idea or topic of something they'd like the community to explore we'd be more than happy to consider your thoughts. Submit items to CRC. Also, we are always interested in adding to our committee. We meet as needed and are a loose fun group of ladies and gents. That's because we plan the fun stuff.



Due to the size of the new and improved newsletter and the related inserts, our quarterly updates are not included in this mailing. If you would like an updated list, you can email Tom Smith or Debbie Eddy for a copy or log into SurfPines.org, go to residents, then resident's directory.
www.surfpines.org/resident-page/

Kate's Gardening Tips

Putting Our Gardens to Bed for Winter

- Pull out annuals, when they have finished blooming.
 - Geraniums can over winter if protected from elements and deer or can be placed in greenhouse. Cut down to half size and decrease watering.
- Before Fall rains begin, start cutting back perennials.
 - Leave 3 inch stems, so you can remember they are there. Mulch with leave to insulate.
- Prune storm damaged branches and deadwood on shrubs and trees, to help prevent insect infestation and disease.
- Perennials that are over crowded can be dug up and divided.
- Crocosmia should be dug up and divided approximately every 5 years by twisting apart corms and replanting. Share left overs with neighbors, the hummingbirds will thank you!
- Plant Spring blooming bulbs before the fall rains begin.
- Grape Hyacinth (Mascara Armeriacum) look beautiful in pine forest floor with some sun exposure and will naturally spread, creating a vivid blue carpet. Plant in groups of five, approximately 5" deep.
- Early October is the ideal time to plant evergreen and deciduous trees. This allows the roots to grow down all winter long, which aids during summer drought conditions.
- Remove plants from your garden that you DON'T enjoy, by using a pitchfork to pry their roots from the soil. Make space for plants, flowers, or trees that you cherish.
- Harvest seeds and pods for spring sowing. Store in dark and dry area in garage or pantry.
- Consider placing a birdbath outside your kitchen window, providing a focal point in your garden and year long entertainment.

Volunteering



With busy lives, it can be hard to find time to volunteer. However, the benefits of volunteering can be enormous. Volunteering offers vital help to people in need, worthwhile causes, and the community, but the benefits can be even greater for you, the volunteer. The right match can help you to find friends, connect with the community, learn new skills, and even advance your career.

Giving to others can also help protect your mental and physical health. It can reduce stress, combat depression, keep you mentally stimulated, and provide a sense of purpose. While it's true that the more you volunteer, the more benefits you'll experience, volunteering doesn't have to involve a long-term commitment or take a huge amount of time out of your busy day. Giving in even simple ways can help those in need and improve your health and happiness.

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*The more we give, the
better we feel!*

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Questions and Answers

Recently, one of our residents while selling their home was panicked when the purchase offer included an addendum called the OREF Form 024 Townhome/Planned Community/Homeowners Association Addendum. It requires seller disclosure of HOA information. We reached out to two real-estate agencies to explain this.

Dana Westin, of Windermere Realty Trust, said the HOA addendum has been in use for a few years, but not by all realtors. It became a requirement for all realtors within the past year. It is important for anybody considering buying in a HOA to know the rules, fees, financial stability, pending litigation, upcoming plans, meeting minutes, insurance, etc. of the HOA. Even though this form is tedious for the seller and their agent, it's a requirement for full disclosure is more important for the buyer. Many of the HOA associations have simplified this process by using websites and premade packets. The Reserve HOA, in Gearhart, has simplified the process and is a potential model for Surf Pines. Homeowners should have the HOA document packet in place when the property is listed to avoid last-minute panics when an offer is received.

Julia Radditz, of TOTEM Properties, confirmed what Dana said and added, several homeowners in SPs have expressed serious concern over the requirement to share HOA details with prospective purchasers, due to the difficult discussions and decisions that you're all tasked with at board & annual meetings. The form must be in place when presenting a qualified purchase offer in an HOA.

Julia agreed the addendum is useful ensuring that buyers get a true picture of the community where they're considering a purchase. It's also a good way to ensure that sellers are protected against claims of failure to disclose material facts. She has yet to see a buyer withdraw a purchase offer based on the content of HOA meeting minutes, but they will if there are surprises regarding the financial viability of an HOA. It's not uncommon for buyers to reach out to HOA's for clarification. This disclosure requirement is like the state-required seller's disclosures, in that sellers are often concerned about disclosing what they perceive to be negative information about their properties. Her advice to sellers is disclose everything. Homeowners and realtors really don't know what information will concern buyers and it's not up to seller or their agent to make that judgment.

Julia's recommendation for SP's HOA is to put a plan into place to deal with document requests. Some HOAs charge a fee of \$100 to \$250 for the administrative work relating to preparing/delivering these documents. The expense falls on the seller, as it's their responsibility to provide these forms for prospective buyers. Some HOAs have a private website for homeowners, where updated documents can be uploaded monthly. Third party websites also exist for this service.